



Limited Multi-Peril Survey

If you have any questions
about this report please
contact Customer Care at
1-800-460-0723 ext. 707.

Ref #: 13009450	Policy #: CP00058570	Client Name: M. J. Kelly of ARKANSAS - 202	
Name: Joshua Fields		Agt Name: Zac Swords	Code:
Location: 410 W Cleveland		Requested By: jbetts@mjkellyar.com	Date: 05/11/2015
City: PONCA CITY		Effective Inception/Renewal Date: 01/01/1900	
State: OK Zip: 74601	Coverage: \$325,450.00	Inspected By: McNeal, Jack	Date: 05/20/2015

Recommendation(s)

2015-5-01

CH-2 During our survey there were deficiencies noted with the property. These included the following:
Cracks in the exterior wall of the garage/storage buildings. Trees touching the storage buildings need to be trimmed. A window on the main building has been boarded over. A licensed contractor should be retained to evaluate and repair these deficiencies. There are cracks in the concrete blocks and mortar in both of the garage or storage buildings. The cracks are in the west side garage/storage building on the north and south ends.

2015-5-02

A maintenance program should be implemented for the smoke detectors, with batteries being tested on a monthly basis and the batteries being completely replaced every six months. Written documentation should be retained regarding testing and replacement.

2015-6-03

All exterior stairs having three or more steps should be provided with handrails on both sides to reduce the potential for falls. Handrails should be 34" to 38" in height with vertical members having no greater width than 4".

FOR COMPLETION BY THE INSURED:

By signing this form, I Josh Fields (print name), certify that all
required recommendations found during the recently conducted inspection have
been fully complied with as of 7/23/15 (date).

X [Signature]
(Insured - Signature)

7/22/15
Date Signed

EXHIBIT 2



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Operations

Who was Interviewed:	Mr. Joshua Fields- owner
Type of Occupancy:	Lodging
Years in Business:	10 yrs.
Hours of Operation:	24/7
Gross Receipts:	\$27,300
Insured is Building Owner or Tenant	Owner

Comment

The property is owned and managed by Mr. Joshua Fields. He has owned the property for approximately 10 years. The property consists of 8 apartments. One of the apartments is the residence for his full time maintenance man. The maintenance man pays no rent as part of his wages for maintaining the property. The annual gross receipts are approximately \$27,300 dollars.

Premises

Construction:	Frame
Roof Type:	Shingles, Fiberglass
Building Age:	55 yrs old
Number of Stories	2
Type of Heating:	Central
Type of Fuel:	Gas
Is It Vented:	Yes
Type of Wiring: (by interview)	Copper
Wiring Updates:	Yes ***
Any Unsafe Wiring Noted:	No
Condition of Building:	Fair ***
Housekeeping:	Good
Square Footage:	7,200 sq. ft.

Comment

The main building is two story of frame construction, with a brick veneer exterior. The building is approximately 55 years old. It is 7200 sf. There is central gas heating in the units, with window air conditioning. The wiring is all copper, and was completely updated in 2011. The building is noted to be in fair condition due to a boarded window on the rear of this building.

There are two joisted masonry structure used as garage/storage units in the rear of the property. They are 1257 sf and 1210 sf. They are noted to be in fair condition due to cracks in the exterior walls. Also there are trees touching the buildings.

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Protection

Is Building In City Limits:	Yes
Distance to Fire Hydrant:	0-500
Distance to Fire Department:	0-3 miles
Currently Tagged Fire Extinguisher(s):	Yes
Building Contains Fire Detection System:	No
Building Contains Sprinkler System:	No
Burglar Alarm System:	No
If Yes, Is it monitored by central station:	No

Comment

There are fire extinguishers, and smoke detectors in all units, according to the owner. The fire extinguishers and smoke detectors are maintained and inspected by the maintenance man at the time of new tenants moving in, or out. The smoke detectors are all battery operated.

Special Hazards

Any Special Hazards: (If Yes Explain) Yes ***

Comment

There are personal grills for cooking on the premises. The policy is that grills must be at least 10 feet from the building when being used.

Liability

Exit Doors Swing Outward:	No ***
Lighted Exit Signs:	No
Emergency Lights:	No
Floors Free of Disruptions:	Yes
Any Stairs Present:	Yes ***
If Yes, Interior/Exterior:	Interior
If Yes, Condition:	Good
Exterior Trip or Fall Hazards:	No
Condition of Parking Lot:	Good
Exterior Lighting:	Good

Comment

The exit doors pen inward. There are interior stairs leading to the second floor. The stairs appear to be in good condition and equipped with a handrail, however there are no vertical members. There is an emergency exit on the second floor that leads to a fire escape.

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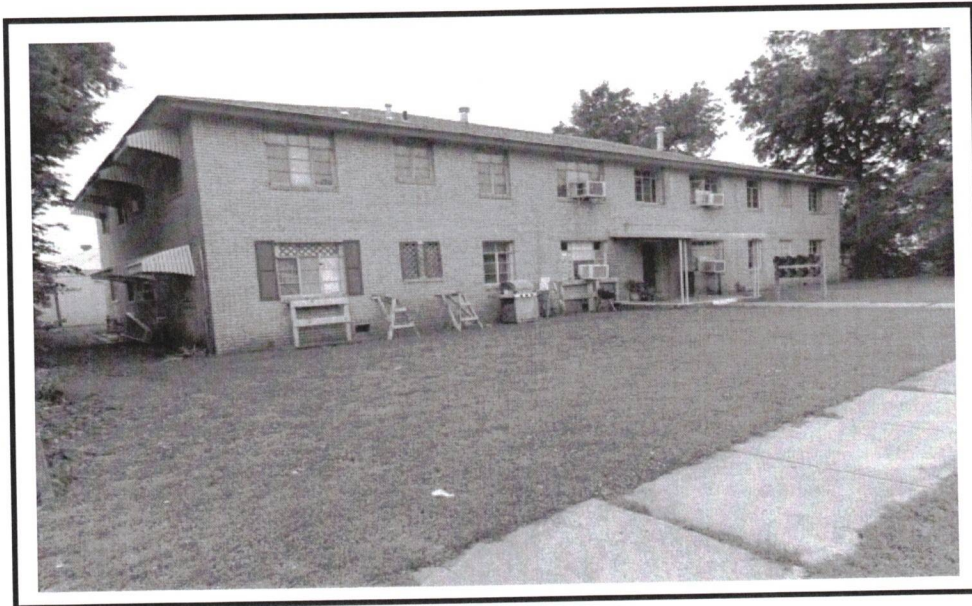
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Note(s)

Front



Note(s)

Front



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Note(s)

Inside stairway



Note(s)

Rear



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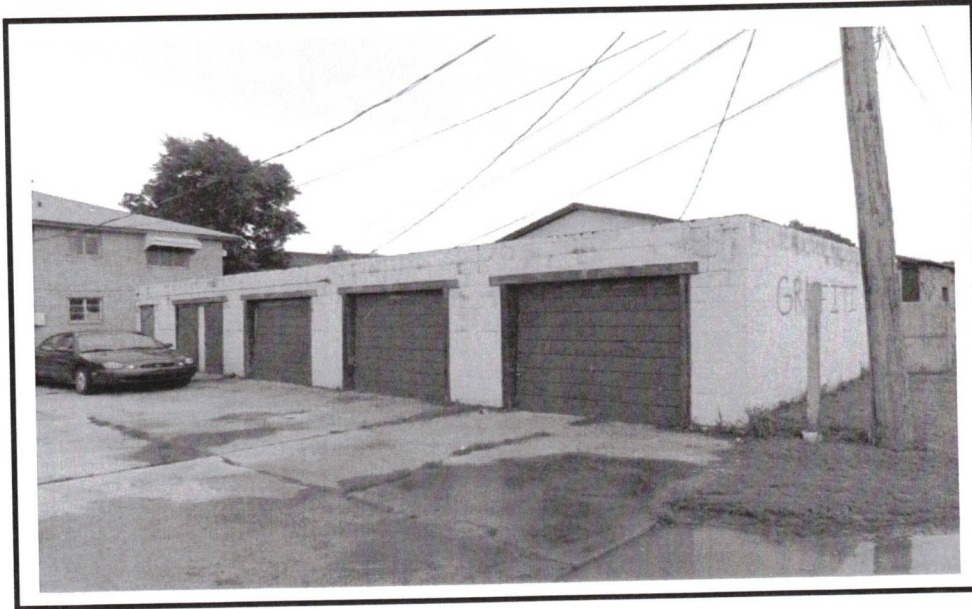
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Note(s)

Building 2



Note(s)

Building 3



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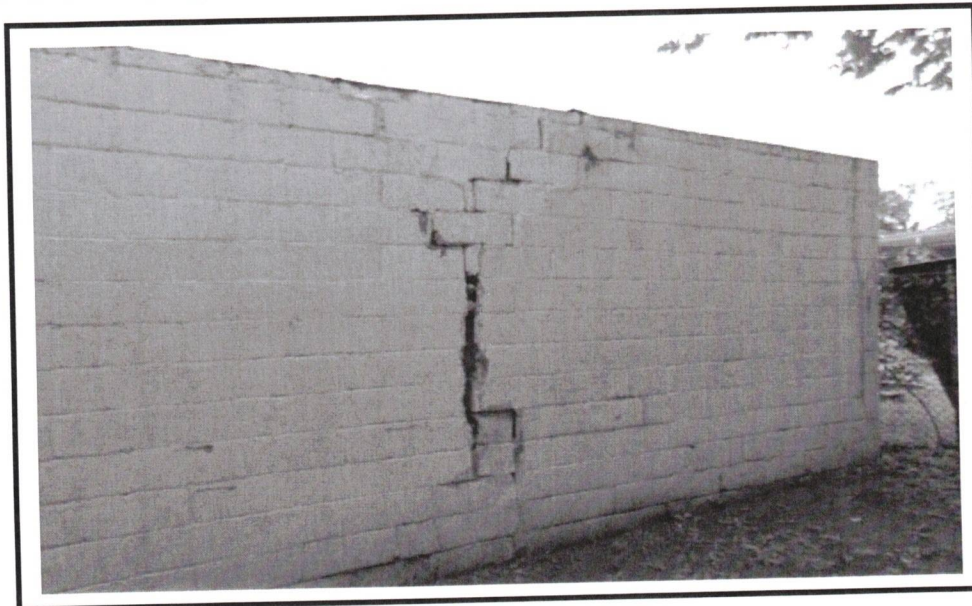
Note(s)

Overgrown bushes rear west side garage



Note(s)

Cracked concrete blocks west side garage



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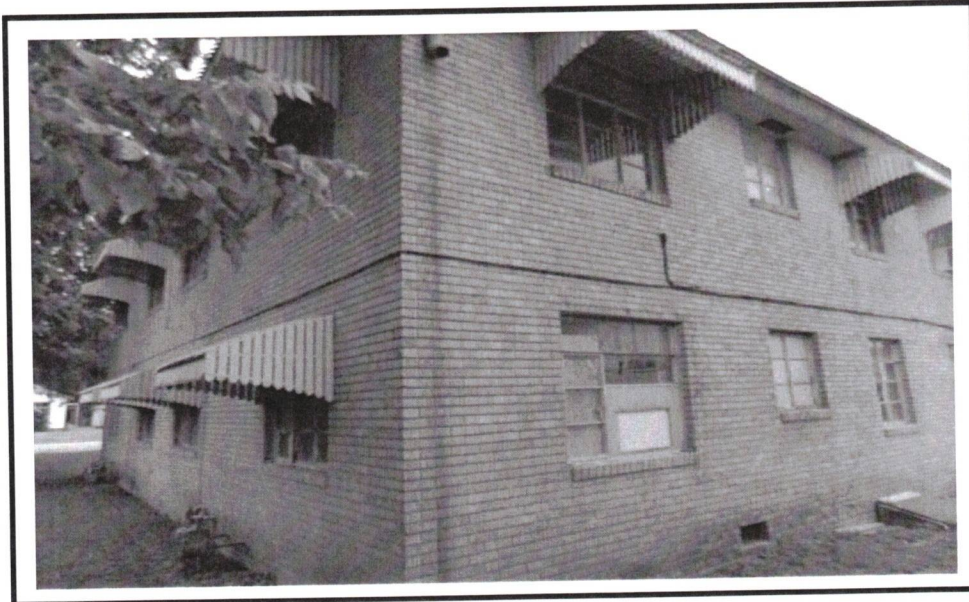
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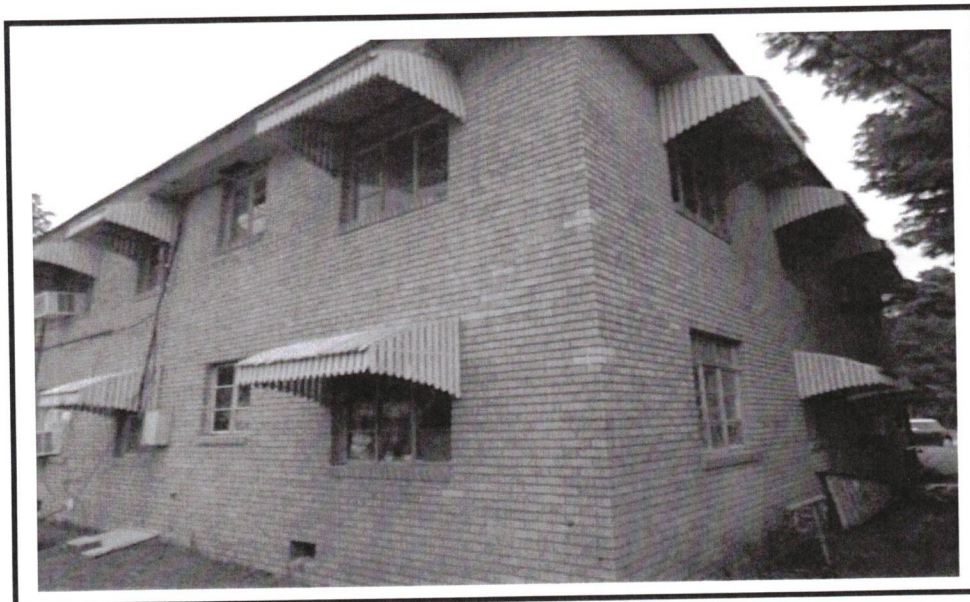
Note(s)

Rear



Note(s)

Rear



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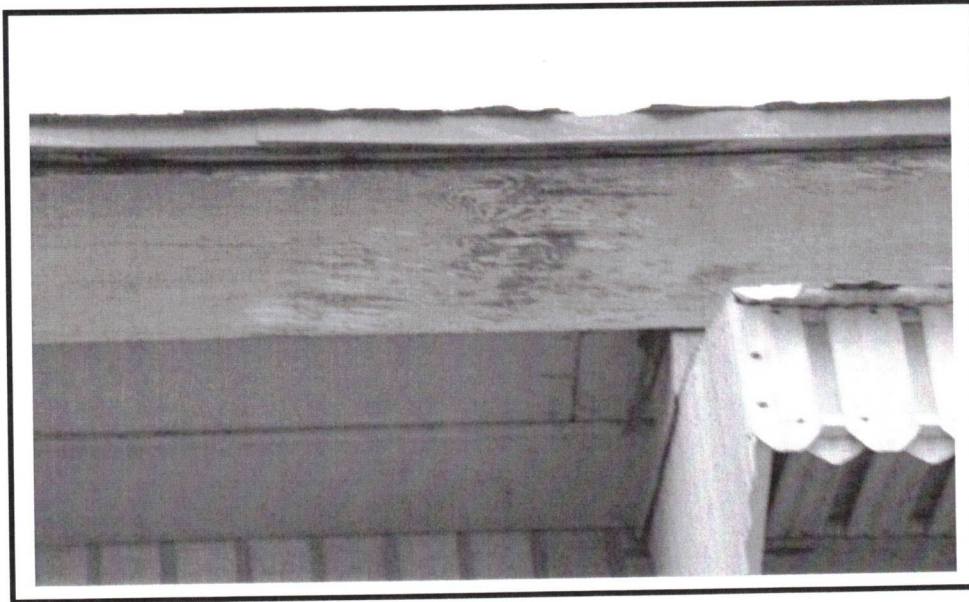
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Note(s)

Peeling paint all fascia



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